

Fill in this information to identify the case:

Debtor 1 Brian Michael Kreitzer

Debtor 2 Meredith Ellen Kreitzer
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 3:16-bk-32743

Official Form 410S1 AMENDED

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of the Tiki Series III Trust

Court claim no. (if known): 11-1

Last 4 digits of any number you use to
identify the debtor's account: 3 5 7 5

Date of payment change:
Must be at least 21 days after date 06/01/2019
of this notice

New total payment: \$ 726.44
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 190.53

New escrow payment: \$ 200.89*

*Any additional escrow advance/shortage amounts above and beyond the amount asserted herein are hereby waived

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Brian Michael Kreitzer
First Name Middle Name Last Name

Case number (if known) 3:16-bk-32743

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons
Signature

Date 05/13/2019

Print: Molly Slutsky Simons
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address P.O. Box 476
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

SN Servicing Corporation

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: May 13, 2019

BRIAN M KREITZER
C/O Richard West
195 E CENTRAL AVE
SPRINGBORO OH 45066

Loan:

Property Address:
1833 PERSING BOULEVARD
DAYTON, OH 45420

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Aug 2018 to May 2019. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Jun 01, 2019:
Principal & Interest Pmt:		525.55	525.55
Escrow Payment:		190.53	200.89
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$716.08	\$726.44

Escrow Balance Calculation	
Due Date:	May 01, 2019
Escrow Balance:	0.00
Anticipated Pmts to Escrow:	190.53
Anticipated Pmts from Escrow (-):	902.00
Anticipated Escrow Balance:	(\$711.47)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	(5,020.03)
Aug 2018		381.52		*		0.00	(4,638.51)
Aug 2018		1.30		*		0.00	(4,637.21)
Oct 2018		190.76		*		0.00	(4,446.45)
Oct 2018		348.31		*		0.00	(4,098.14)
Oct 2018				80.69	* Escrow Disbursement	0.00	(4,178.83)
Nov 2018		190.53		*		0.00	(3,988.30)
Nov 2018				29.33	* Escrow Disbursement	0.00	(4,017.63)
Dec 2018		190.53		*		0.00	(3,827.10)
Dec 2018		139.08		*	* Escrow Only Payment	0.00	(3,688.02)
Dec 2018				29.06	* Escrow Disbursement	0.00	(3,717.08)
Jan 2019		190.53		*		0.00	(3,526.55)
Jan 2019				754.33	* County Tax	0.00	(4,280.88)
Feb 2019		190.53		*		0.00	(4,090.35)
Feb 2019		190.53		*		0.00	(3,899.82)
Apr 2019		381.06		*		0.00	(3,518.76)
May 2019		3,518.76		*	* Escrow Only Payment	0.00	0.00
					Anticipated Transactions	0.00	0.00
May 2019		190.53		902.00	Homeowners Policy		(711.47)
	\$0.00	\$6,103.97	\$0.00	\$1,795.41			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling \$0.00. Under Federal law, your lowest monthly balance should not have exceeded \$0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: May 13, 2019

BRIAN M KREITZER

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(711.47)	754.33
Jun 2019	200.89			(510.58)	955.22
Jul 2019	200.89	754.33	County Tax	(1,064.02)	401.78
Aug 2019	200.89			(863.13)	602.67
Sep 2019	200.89			(662.24)	803.56
Oct 2019	200.89			(461.35)	1,004.45
Nov 2019	200.89			(260.46)	1,205.34
Dec 2019	200.89			(59.57)	1,406.23
Jan 2020	200.89			141.32	1,607.12
Feb 2020	200.89	754.33	County Tax	(412.12)	1,053.68
Mar 2020	200.89			(211.23)	1,254.57
Apr 2020	200.89			(10.34)	1,455.46
May 2020	200.89	902.00	Homeowners Policy	(711.45)	754.35
	<u>\$2,410.68</u>	<u>\$2,410.66</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of \$401.78. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed \$401.78 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (\$711.47). Your starting balance (escrow balance required) according to this analysis should be \$754.33. This means you have a shortage of \$1,465.80. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be \$2,410.66. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation		Document	Page 6 of 7
Unadjusted Escrow Payment	200.89		
Surplus Amount:	0.00		
Shortage Amount:	0.00		
Rounding Adjustment Amount:	0.00		
Escrow Payment:	\$200.89		

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
DAYTON DIVISION**

In Re:

Case No. 3:16-bk-32743

Brian Michael Kreitzer
Meredith Ellen Kreitzer

Chapter 13

Debtors.

Judge Guy R. Humphrey

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Amended Notice of Mortgage Payment Change was served **electronically** on May 13, 2019 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **ordinary U.S. Mail** on May 13, 2019 addressed to:

Brian Michael Kreitzer, Debtor
1833 Pershing Blvd.
Dayton, OH 45420

Meredith Ellen Kreitzer, Debtor
1833 Pershing Blvd.
Dayton, OH 45420

Respectfully Submitted,

/s/ Molly Slutsky Simons

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Loveland, OH 45140
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Attorney for Creditor